

**TOWN OF EATONVILLE
PLANNING COMMISSION AGENDA
Monday, September 19, 2016 – 7:00 P.M.
COMMUNITY CENTER
305 CENTER STREET WEST**

Call to Order

Roll Call: Beach _____ Bertoia _____ Justice ____ Miller _____ Lambert _____ Powell _____

Town Staff Present: Mayor Schaub, Kerri Murphy and Scott Clark, Town Planner w/ Larson & Associates

Pledge of Allegiance

Approval of the Agenda:

Approval of Minutes: June 27, 2016

Communications and Announcements:

From Public:

From Commissioners:

Old Business: Inflatable Signs

Comprehensive Plan Review - Chapter 1 Introduction
Chapter 7 Vision Statement

Public Comments:

Staff Comments:

Commissioner Comments:

Next Meeting: **TBD**

**Town of Eatonville
PLANNING COMMISSION MEETING
Monday, June 27, 2016
COMMUNITY CENTER
305 CENTER STREET WEST**

CALL TO ORDER

Co-Chairperson Justice called the meeting to order at 7:00 PM.

ROLL CALL

Present: **Commissioners Bertoia, Justice, Miller, Powell and Beach.**
Chairman Lambert – Excused.

STAFF PRESENT: Kerri Murphy and Scott Clark, consulting Planner with Larson and Assoc.

OPENING CEREMONIES

Commissioner Bertoia led the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Beach move to approve the agenda. Seconded by **Commissioner Bertoia . AIF**

APPROVAL OF MINUTES

Approval of **June 6, 2016** minutes. **Commissioner Beach** motion to approve the minutes. Seconded by **Commissioner Powell. AIF**

COMMUNICATIONS OR ANNOUNCEMENTS

There were no communications or announcements from the commissioners or the public.

PUBLIC HEARING

CONDITIONAL USE PERMIT

**The Planning Commission acting as the Board of Adjustment
Eatonville Family Resource Center - Conditional Use Permit**

Scott Clark, Planner with Larson and Associates – reminded the commissioners that this is a quasi-judicial proceeding. This is one that ends up in a decision of the Board of Adjustment. It does not go any further; the decision resides with this group and is subject to appeal.

Mr. Clark gave a brief summary of the staff report explaining that this is Conditional Use Permit (CUP) for the Eatonville Family Resource Center. Under the Eatonville Municipal Code (EMC) public facilities require a CUP. This application is being processed concurrently with a rezone application. The rezone application will be reviewed when the Board of Adjustment is finished with the CUP. Because this project is concurrent with the rezone, it has been processed as though this is in the location of C-1 zone. Everything in here is subject to that and those were the rules and regulations by which it was measured. The facility is 1,344 square feet. The one addition to the approval is that in this particular case there is a request for an exception to a sidewalk requirement that is part of this project description and is allowed pursuant to EMC 18.90.030 for some minor relief in design. We can discuss this further when we get to the site plan. Page 2 gives an idea of what the building will look like; a site plan showing the existing parking stalls and shed that exist today along with proposed landscaping; aerial photo of the project site; tax parcel # 3605002322. Processing the rezone as a C-1. The map is to make it crystal clear as to where the project site is located.

The project site is currently zoned MF-2 as we review it. We have looked at abutting zoning; abutting development and existing conditions and they are all listed. Photos of surrounding properties have been provided; a topography depiction showing a good size hill to the south of the site. The regulations for this rezone are in Chapter 18.04. District Regulations in C-1; the general supplementary provision of 18.08 where the CUP resides for public facilities; 18.09 Administration provides the frame work and the processing procedures; the administration of the process and coming to the Board of Adjustment ultimately for a decision. In that provides the standards and criteria for granting approval. Those are the minimum standards and have been inserted into the report so that you can make decisions on each one of them individually. Chapter 18.08 is just the general and supplementary provisions, Conditional Use Permit standards and it also identifies the specific public facilities that are allowed. EMC 18.04 is district regulations for C-1 and this list out the uses that are relevant and some of the development standards that go along with it. EMC 12.04.180 are construction. EMC 15.04 Environmental Review which is the SEPA. EMC 15.16 Critical Areas code. EMC 18.03 District established (Zoning Map). 18.05 Off street parking and loading requirements; 19.03 Design Standards for commercial and multi-family zones; Some excerpts have been inserted that staff felt was relevant to the proposal for the Comprehensive Plan which are mainly in there for reference. There is not a standard in this particular one requiring it to be compliant with the Comprehensive Plan they are just here to give context. If it is compliant with the code requirement then it is understood it is to be compliant with the comprehensive plan. Critical areas have been reviewed and there are no critical areas involved in the location siting of this new building. SEPA was issued. DNS, the town received no comments from agencies or the public. There were no comments from the public on the application or on SEPA. Included is a staff analysis covering the minimum criteria of approval is where focus on staff's thoughts were provided. Having reviewed everything it is staffs recommendation that this Conditional Use Permit be approved subject to the conditions that have been provided. IX. Draft Findings of Fact; detail has been provided in making the decision and these are subject to planning commissioners review and approval. Numbers 12 through 21 are the ones that you will want to make decisions on. If it is an approval you will want to circle or underline the bold and underlined text and italic option is for denials. Draft Board of Adjustment decision. We will record your vote and decision. XII is the Draft Conditions of Approval, there are six provided for consideration. Included is a larger plot plan; Letter of Completeness and the SEPA determination that was issued on May 23, 2016.

Co-Chair Justice confirmed that if this property does not become a C-1, then this whole thing is void.

Mr. Clark confirmed that yes and that there is a condition that was included that states that this is the case because it is processed under the C-1. This one should the Board approve it, in order to do that development it requires that rezone. That is a second step that needs to happen. Running them concurrently is perfectly fine it is not uncommon to run them parallel. **Mr. Clark** added that for the record, the applicant is the Town of Eatonville. Staff is here doing the report and also here representing the town's interest.

Commissioner Miller asked who owns the property to the east.

Mr. Clark - Audrey Baardson is the owner.

Commissioner Miller asked if she made any comment.

Mr. Clark said that Mrs. Baardson has not made any comment on this. There are comments to discuss in the following application for the rezone. There were no comments received regarding this proposal.

Commissioner Miller asked if the property to the south, Babcock property.

Mr. Clark confirmed that these are the two pieces of property that run up the hill parallel to Pennsylvania Avenue S. and the alleyway.

Commissioner Miller asked **Mr. Clark** if he feels that this is unbuildable.

Mr. Clark said "No" he is not saying that but he does believe there are serious challenges on the hillside. He thinks it may need to access off the top and that there may be some possibilities up there.

Commissioner Miller said he would like for the Town of Eatonville to put in writing that if **Mr. Babcock** did find a way to develop that property that he would not be on hook for the sidewalk on Pennsylvania Ave. S. that runs across the front of this property.

Mr. Clark explained that that is a good point and that staff agreed. This has already been inserted as a condition of approval. #3 on page 15. "In the event the Pennsylvania Avenue South right-of-way is developed with either sidewalks or travel-way up the hill to the south from this site, a sidewalk along the frontage of this parcel will be required to be completed and paid for by the land owner". It is written for whoever owns the property and should the property ever be developed that is why it is in there.

Commissioner Beach made motion to approve the Condition Use Permit including the bold statements in items 12 through 21 and the conditions in XII. Seconded by **Commissioner Bertoia**. AIF. 0 – Opposed.

Commissioner Beach commented on the order in which the items were on the agenda. It did not seem logical that the Conditional Use Permit was depended on the Zoning being changed. It seems to him that the zoning would have been taken up first.

Mr. Clark said that it could have been done that way...

Commissioner Beach said that he did not object at the time so he is not objecting now. The logic of it defies him.

Mr. Clark said he appreciates that and if he had said something upfront(not audible both talking at the same time)

Commissioner Beach said if there had been any audience he would have said something, but since it is only the commissioners and staff.....

REZONE

Scott Clark explained that they would now shift from the Board of Adjustment to the Planning Commission. The Planning Commission will now act as a recommending body and this particular application is a rezone and as a rezone it goes to the planning commission first for review and recommendation, then your recommendation will then be forwarded to council and then council makes the decision. Their decision is appealable.

Mr. Clark explained that this is a different area than the last application. This is a larger area than the last application that was dealt with. This includes four (4) parcels. It is a rezone from multi-family residential district, MF-2 to Downtown Commercial, C-1. Along with the parcel that was discussed earlier it includes the two parcels to the north of it which is a good part of the parking lot and the Community Center and the parcel to the east, Mrs. Baardson's property. This rezone includes parcels 3605002280; 2300; 2310 and 2322 for the record. The Town of Eatonville owns three of these properties and the other owner is Audrey Baardson. Mrs. Baardson has spoken to the town and she is in favor of the rezone and offers no opposition. Mr. Clark wanted the planning commission to understand that this contact had been made with Mrs. Baardson and she is happy to move forward with it.

Commissioner Beach asked if we had anything in writing from her.

Mr. Clark explained that she did not provide any comment. We also have no comments from any agencies, the public, any other concerned citizens or Mrs. Baardson. We did however have a woman (Rosemarie Van Cleve) come in earlier, she is a neighbor here. She is supportive of it but she would not be here for the hearing.

Mr. Clark explained the parcel map provided and the current and proposed zoning. Checkered boxes indicate the area of interest. There are pictures and descriptions of the abutting zoning. Page 6 are pictures of abutting development in the area and who the neighbors are in this area. EMC 18.09.050 the amendments are the regulations and procedures for a rezone and the standards for granting the rezone. The Comprehensive Plan is inserted into this summary and this one is a standard of criteria for approval. This one is in here as a substantive not just an informative. Staff has included a number of comprehensive plan goals and policies that we felt were relative to the request. VII. State Environmental Policy Act, Determination of Non-significance (DNS) was issued on May 23, 2016. No comments were received from agencies or the public. VIII – Staff Analysis and Recommendations – this addresses criteria of approval from staff's perspective and again staff recommends approval. In this particular case the rezone seems to remedy what was already an oversight when you look at the general nature of the primary or the majority of this in a commercial enterprise not really residential. Obviously Mrs. Baardson's property is but her

home is an allowed use in the C-1 zone so it is a conforming use, an allowed use. It makes sense that that block be changed and it's contiguous to C-1 zoning on two sides. IX – Draft Findings of Fact - beginning with 14 through 18, the required findings. Again, the bold and underlined are for approval and italics are offered for a denial decision. X – Draft Planning Commission Recommendation. Attachments are the Rezone Letter of Completeness and the May 23rd, 2016 SEPA determination.

Commissioner Miller asked if the Town of Eatonville has any plans for the Baardson property.

Mr. Clark – No, that is an individual landowner decision.

Commissioner Miller asked how this will affect her taxes.

Mr. Clark explained that his understanding is that it has no affect at all. He is not an assessor so he cannot speak with authority, only by experience and his experience is that they base it off use. As long as it is residential property, it will be taxed residentially and should it change in the future then they will change it.

Commissioner Beach said that assuming the town grows she has the possibility that this property is going to appreciate.

Mr. Clark added that it could change to some other use because it could be zoned with more options.

Commissioner Miller said if it was his property he would want the zoning change.

Mr. Clark agreed and felt that this would be a good thing for Mrs. Baardson being the landowner, which is his opinion. They agreed and that is why the planning commission is here tonight. We had that discussion before it was brought forward. We didn't want to bring forward something that one of the landowners was going to be opposed to.

Co-Chair Justice agreed that if it was her property she also would want it to be commercial too.

Mr. Clark said it makes sense, she is basically sandwiched between two commercial operations. They are not commercial - commercial but they are commercial in nature.

There were no further comments.

Commissioner Beach motion to recommend to the council to accept the rezone as proposed and that we accept the bold underlined type in 14 through 18 of the findings of fact. Seconded by **Commissioner Bertoia**. AIF. 0-Opposed.

COMMENTS FROM COMISSIONERS

Commissioner Beach said the town now has air blower signs, one at the Cruiser Café and one at the Pawn Shop. "Noodle Man" signs. When we first went through the sign ordinance we were not thinking about these types of attention signs. Need to revisit the sign code.

Commissioner Miller asked if the flashing light on the tow truck has been addressed. He said that there is an ordinance against that. That is a distraction.

Mr. Clark felt that this might be the key to dealing with it is that it is a distraction. Maybe this is an issue to be addressed by the police.

Commissioner Miller said it has the name of the company on the door and it's go the flashing light which is clearly against the sign ordinance. It is a distraction. People use these yellow lights when they work alongside the road. He added that if everyone who had a business had a flashing yellow light it would be an unsafe condition for the people who actually had to work on the roads in his opinion.

Commissioner Beach added that there is still the issue of the truck with the billboard sign that we need to deal with.

Mr. Clark agreed that that is a sign, a directional sign.

Commissioner Beach suggested that the sign ordinance be put on the agenda. Make a list of the questionable ones and find out if the ordinance deals with that. Noodle signs; vehicles with billboard directional signs and flashing lights. Deal with those that the ordinance doesn't deal with now and enforce the ordinance regarding the ones it does deal with. Is it possible to write into the ordinance that the only signs are allowable are those specifically allowable in the ordinance. At that stage we could go onto conditional use permits. The people that sell signs are always thinking about ways of selling them. If we can say in the ordinance "if your sign or attraction or whatever (define it in some way that covers this matter) is not specifically allowed in this ordinance it is not allowed".

Mr. Clark that that this is possible.

Commissioner Beach thought that we need to think about language like that. If they think that they have a legitimate case they can always ask to have the ordinance amended. Which it can be amended by saying that particular thing is allowable or by conditional use permit. Trying to anticipate what everybody is going to come up with is difficult.

Mr. Clark thinks that it is doable but there is some question in his mind about free speech rights. Sign ordinances can be difficult. You can't control the message but you can control the way it is delivered. The key to being successful with that approach would be to have a very detailed and or clear explanation of what it is that is allowed. It introduces another level of effort to try to make sure it is crystal clear what is allowed and that can be difficult. Codes are often easier to write to not go into such detail because when you do that sometimes there are things that are missed. There is generally an element of interpretation that is necessary to implement in that gray area that work. When you try to make it too prescriptive it can become very awkward. And people get very upset, potentially.

Commissioner Beach asked staff to take a look at the sign ordinance. Thinking about these blowing things is simply an example of something that we didn't anticipate. How do we deal with that kind of situation and if that is something that we don't want, given the fact that we have two of them in town now, we might have to put in some provision to allow them for a certain length of time.

Mr. Clark said yes he had recently; he was part of the feather sign addition. So you want to have the planning commissioners go home and think about it and come back with a list of concerns.

Commissioner Beach added that we need to deal with that "truck" again. (Meaning the Landmark Restaurant Truck with the billboard sign).

Commissioner Beach made a motion to adjourn. Commissioner Miller seconded the motion. AIF.

Next meeting: July 18, 2016

ADJOURNMENT

Co-Chairperson Justice adjourned the meeting at 7:55 p.m.

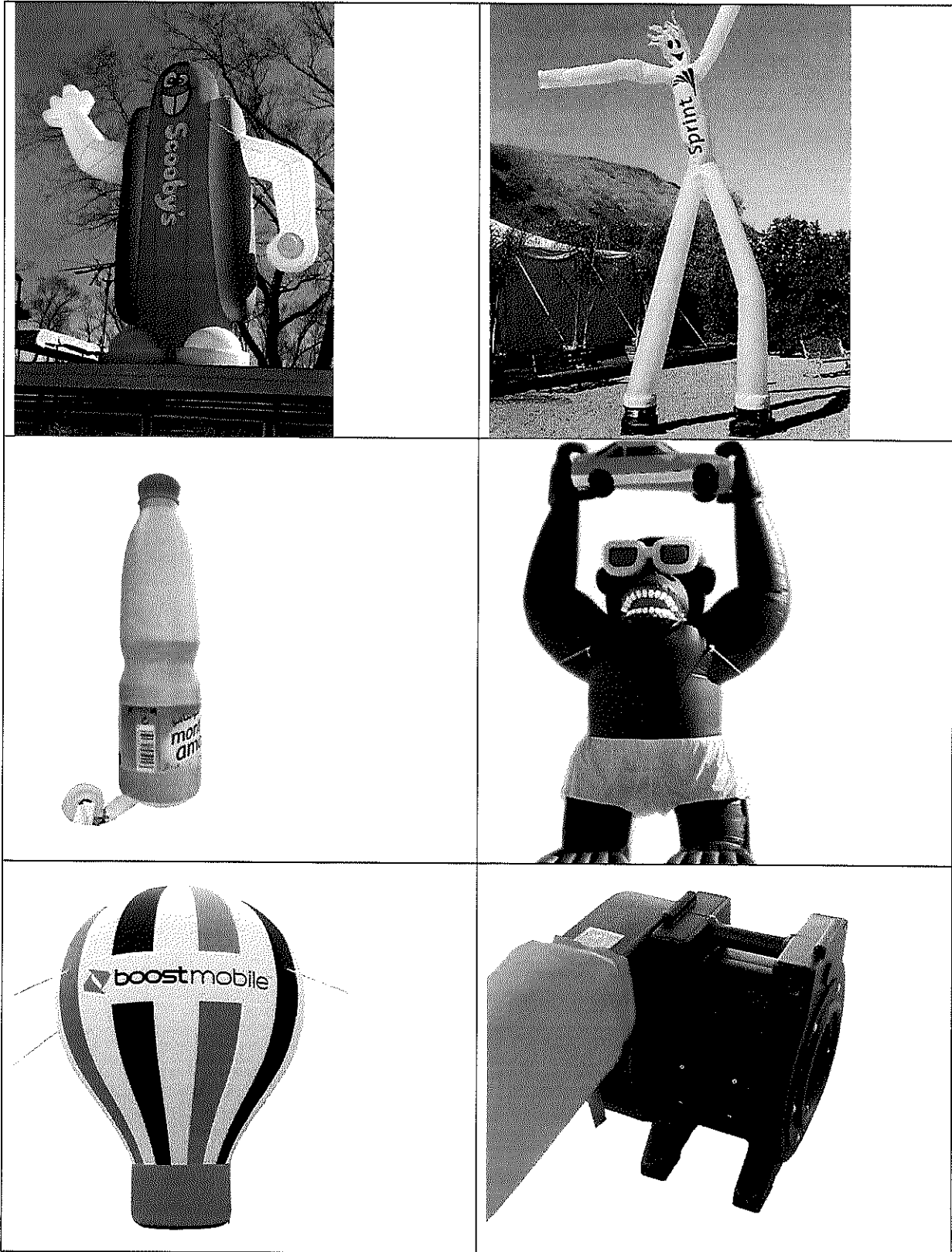
Co-Chairperson Justice

Martin Miller - Secretary

ATTEST:

Kerri Murphy – Recording Secretary

INFLATABLE SIGNS



INFLATABLE SIGNS

PIERCE COUNTY

18B.70.010 Sign Definitions.

"Inflatable sign" means a sign made of flexible material or fabric that is made to take on a three-dimensional shape (to blow up like a balloon) when filled.

18B.30.040 Browns Point/Dash Point Community Plan Area. - 18B.30.050 Frederickson Community Plan Area. - 18B.30.070 Graham Community Plan Area. - 18B.30.090 Mid-County Community Plan Area. - 18B.30.110 South Hill Community Plan Area.

A. Prohibited Signs. The following sign types are prohibited within the Browns Point/Dash Point Community Plan area, in addition to those prohibited in PCC 18B.10.070:

1. Iconic signs;
2. Inflatable signs;
3. Mechanical signs;
4. Monopole signs;
5. Projecting signs; and
6. Electronic signs except in conjunction with a master sign plan for the Town Center complex or as allowed pursuant to PCC 18B.20.080, Electronic Message Signs.

18B.10.070 Prohibited Sign Types.

A. The following sign types are prohibited in Pierce County:

1. Signs which are an imitation of or resemble official traffic signs;
2. Electronic signs in rural or resource zone classifications;
3. Electronic signs in urban zone classifications with pulsing or continuous streaming content or content that changes in intervals of less than 20 seconds, unless allowed pursuant to PCC 18B.20.080, Electronic Message Signs;
4. Temporary signs, except as allowed pursuant to PCC 18B.10.040, Temporary Signs;
5. Roof signs, except when located in the Gig Harbor Peninsula and Key Peninsula Community Plan areas; and
6. Rotating signs, except for authorized iconic signs such as a barber pole.

B. See also Chapter 18B.30 PCC for community specific prohibited sign information.

18B.10.040 Temporary Signs.

Temporary signs consist of all types of signs that are not permanently affixed to a building or structure including, but not limited to: banners, garage sale signs, pennants, feather/sail signs, window signs, A-boards, and political signs. Temporary signs are typically constructed of cloth, light fabric, paper, plastic, cardboard, or other similar material. Temporary signs are not intended for ongoing advertising of products or services, or for the naming of a business in lieu of a permitted permanent sign.

A. Regulations – General.

1. No more than one temporary sign which is not affixed to a building may be displayed along each road frontage, per establishment, at any one time.
2. Temporary signs shall not be placed in or over a public right-of-way (except for an approved community event banner pursuant to Chapter 12.48 PCC), may not flash, blink, spin, rotate, block traffic visibility, constitute a vehicular or pedestrian traffic hazard, or cause a public nuisance of any kind.
3. Temporary signs shall not be placed in any of the prohibited sign locations as set forth in PCC 18B.10.060.

INFLATABLE SIGNS

4. Temporary signs may be attached to existing permanent signs to cover an existing permanent sign if the business or organization has changed. Such temporary signs shall be removed within 30 days of installation.
 5. When attached to, or placed upon a building, a temporary sign shall not be placed higher than the fascia of the building.
 6. Temporary signs shall not be placed in any required landscape areas.
 7. Temporary signs shall be securely installed to avoid becoming a hazard.
 8. Temporary electronic signs may be used for traffic control purposes within the County or State right-of-way, as approved by the County Engineer or Washington State Department of Transportation.
- B. Regulations – Number of Days Allowed.
1. Temporary signs may be displayed for up to 10 consecutive days and may not exceed a total of 42 days per calendar year, unless otherwise specified in this Section.
- E. Regulations – Inflatable Signs.
1. Inflatable signs shall only be allowed as a temporary sign.
 2. Only one inflatable sign shall be allowed per property.
 3. The height of inflatable signs shall be limited to 25 feet from the ground with a circumference not to exceed 60 feet.

CITY OF SUMNER

18.44.200 Signs permitted in all districts.

The following signs are permitted in all zoning districts within the city subject to the provisions of Articles II and III of this chapter:

- A. City entrance sign;
- B. Construction sign;
- C. Nonpolitical sign;
- D. Political sign;
- E. Real estate sign;
- F. Informational sign;
- G. Temporary signs;
- H. Incidental sign;
- I. Community bulletin board;
- J. Nonadvertising or nonpromotional sign.

18.44.160 Temporary signs.

Temporary signs may require a permit and be authorized by the director depending upon the type of temporary sign regulated as follows:

F. Special Events Signs. Special permits may be issued by the director for a period not to exceed 30 days for banners, streamers, inflatable displays and temporary or portable signs for special events such as carnivals, grand openings, outdoor affairs and sales, and events of a similar nature. Permits of this nature shall be limited to not more than 120 days per calendar year. New businesses within the city are granted a two-week permit for grand opening signs at no charge.

YELM

INFLATABLE SIGNS

18.62.030 Prohibited signs.

Prohibited signs are subject to removal by the city at the owner's or user's expense, with the exception of a legal nonconforming sign.

The following signs or displays are prohibited:

- A. Roof signs erected upon, against, on top of, or directly above a roof, or above the parapet of a building;
- B. Animated signs which include action or motion, or the optical illusion of action or motion, or color changes of all or any part of the sign facing, requiring electrical energy, or set in motion by movement of the atmosphere, excluding digital changing message center signs;
- C. Flashing signs which contain an intermittent or flashing light source, or includes the illusion of intermittent or flashing light by means of animation or an externally mounted intermittent light source, excluding public service and changing message center signs;
- D. Digital changing message signs not conforming to YMC 18.62.050, Illumination;
- E. Electronically or electrically controlled sign where different automatic changing messages are shown on the same lamp bank;
- F. Portable signs, except as provided under temporary signs;
- G. Advertising vehicles, with the exception of the identification of a firm or its principal products on a vehicle operating during normal course of business;
- H. Signs which purport to be, or are, an imitation of or resemble an official traffic sign or signal, or which bear the words "stop," "caution," "danger," "warning," or similar words;
- I. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination, may be confused with or construed as a traffic control sign, signal or device, or the light of an emergency or radio equipment vehicle, or which obstruct the visibility of traffic or street sign or signal device;
- J. Signs which are located upon or projecting from a building or wall, over public streets, sidewalks, or rights-of-way, except as provided for awnings and marquees in YMC 18.62.160;
- K. Signs attached to utility or telephone poles or other public utility facility;
- L. Off-premises signs;
- M. Strings of banners, pennants, and other graffiti-like material, except as provided under temporary signs. (Ord. 995 § 12 (Exh. A), 2015).

18.62.040 Temporary signs.

A temporary (nonpermanent) sign is intended to be displayed for a limited period of time only. Temporary signs include, but are not limited to signs, banners, pennants, valances, and flags (except as

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exempted), searchlights (provided the beam of light does not flash against any building or does not sweep an arc of more than 45 degrees from vertical), balloons or other air- or gas-filled figures or advertising display, and sandwich board or sidewalk signs.

DUPONT

25.116.200 Definitions.

"Sign" means any visual communication device, structure, placard or fixture that uses any word, color, form, illumination, graphics, placard, board, notice, logo, insignia, symbol, flag, banner, inflatable device, or writing to advertise, announce the purpose of a person or entity, or to communicate information of any kind to the public. Works of art, fountains, mosaics and building or structural design features that do not contain a commercial message, logo, symbol, or identification are not signs.

25.116.100 Prohibited signs.

The following signs are prohibited within the city of DuPont, except as specifically and expressly authorized elsewhere by this sign code:

- (1) Any sign with content or subject matter that constitutes obscenity as defined by law;
- (2) Any sign affixed to a utility pole, whether located on private property or within the public right-of-way, except as expressly permitted by the utility pole owner pursuant to RCW 70.54.090;
- (3) Any sign determined by the city to constitute a traffic hazard or detriment to traffic safety by reason of its size, location, movement, content, coloring or method of illumination, or by obstructing the vision of drivers, or by obstructing or detracting from the visibility of any official traffic control device by diverting or tending to divert the attention of pedestrians or drivers from traffic movement on streets, roads, intersections, or access facilities; no sign shall be erected so that it obstructs the vision of pedestrians; flashing or revolving red, green, blue or amber lights shall be prohibited on any sign; any sign which by glare or method of illumination constitutes a hazard to traffic is prohibited; no sign may use the words "Stop," "Look," "Danger," or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse pedestrians or drivers;
- (4) Any sign or portion of a sign placed so that it: obstructs any fire escape, stairway, or standpipe; interferes with exits through any window; obstructs any door or required exit from any building; or obstructs any required light or ventilation;
- (5) Roof signs;
- (6) Signs identifying or advertising home occupations;
- (7) Billboards;
- (8) Inflated signs;
- (9) Illuminated signs that produce off-site glare onto residences;
- (10) Benches on public sidewalks containing advertising matter; provided, however, signs advertising a public transit authority may be placed on benches at bus stops;

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- (11) Signs which are pasted or attached to trees, fences, other signs, rocks or natural features;
- (12) Flashing signs;
- (13) Signs encroaching upon or overhanging public right-of-way, except as allowed by this sign code. No sign shall be attached to any utility pole, light standard, street tree or any other public facility located within the public right-of-way, except as allowed by RCW 70.54.090 or other law;
- (14) Any sign or device, including beacons, searchlights, spotlights and holograms, which contains or is illuminated by flashing, chasing, or intermittent effects, and/or signs that have any movement or are animated;
- (15) Any sign that revolves or gives the impression of movement through the manipulation of lights, except a time and temperature unit or changeable message center, which is part of a sign;
- (16) Signs attached to, or placed on, a vehicle or trailer parked on private or public property, except for signs meeting the following conditions:
 - (a) The primary purpose of such vehicle or trailer is not the display of signs, and
 - (b) The vehicle or trailer is in operating condition, currently registered and licensed to operate on public streets when applicable, and actively used or available for use in the daily function of the business to which such signs relate. (Ord. 13-949 § 2)

BUCKLEY

19.30.020 Definitions.

As used in this chapter:

“Temporary sign” means any sign, banner, pennant, or flag, intended for temporary use but not including the flag of any nation, state, city, or other governmental agency or nonprofit organization, searchlights, balloons, or other air- or gas-filled figures, or advertising displays constructed of cloth, canvas, light fabric, cardboard, wallboard, or other light materials, with or without frames. Types of displays included in this category are: grand opening, real estate, political, special sales, special event, and garage sale signs.

19.30.150 Temporary signs.

The following temporary signs or displays are allowed and do not require a sign permit unless the sign or display is a special event sign or grand opening display, is required by the building code, or is required elsewhere in this chapter:

- (7) Special Event Signs. Special permits may be issued by the planning director for a period not to exceed 30 days for posters, pennants, blinking lights, balloons, searchlights, banners, streamers, inflatable displays and temporary or portable signs for special events such as carnivals, grand openings, outdoor affairs and sales, and events of a similar nature. Permits of this nature shall be limited to not more than 60 days per calendar year. New businesses within the city are granted a two-week permit for grand opening signs at no charge.

Chapter 1

INTRODUCTION

The Eatonville Comprehensive Plan is a method of deciding between the available choices, and bringing about changes that Eatonville area residents want. The plan rests on the belief that it is wise to look ahead, foresee change, and take charge of the future. It covers decisions regarding Eatonville's growth that are best made in common. These decisions include the following planning concerns: the overall land use pattern, how to serve the area with adequate housing, community facilities, roads, parks, and public utilities (sewer, water and stormwater), and how to protect natural resources, including critical areas and the shoreline. Within this overall guide, there is still much room for individual discretion.

This Comprehensive Plan is designed to satisfy the Washington Growth Management Act and the Pierce County-Wide Planning Policies. It is the result and the product of local residents, having been forged over many public meetings, and is the expression of the popular will. The Comprehensive Plan is organized as follows:

1. Introduction
2. State Requirements
3. County-Wide Planning Policies
4. Definition of Terms
5. Planning Process
6. Community Profile
7. Vision Statement
8. Shorelines
9. Critical Areas
10. Land Use
11. Housing
12. Parks and Recreation
13. Economic Development
14. Utilities
15. Transportation
16. Capital Facilities
17. Siting Essential Public Facilities

The Comprehensive Plan will guide the zoning ordinance, the critical areas protection ordinance, the environmental protection ordinance, the subdivision ordinance, the capital improvements program, and other legal and administrative actions that shape the physical community. Those legal instruments are required to implement this plan, and therefore, must be consistent with the adopted Comprehensive Plan.

Chapter 7

VISION STATEMENT

7.1 INTRODUCTION

Eatonville's Community Goals and Policies are based on the following Vision Statement.

7.1.1 Preamble. The Vision Statement is a verbal snapshot of Eatonville Community in the year 2022. It summarizes the desired character and characteristics of our Community and provides the ultimate goal for all of our Community planning and development efforts. The vision statement is intended to be realistic, yet is more than a mere prediction. Rather than describing the features of the Eatonville Community as we think they are likely to be, it expresses what we would like our Community to become and believe we can achieve. It acknowledges past and current trends in the Eatonville Community's relationship to external factors, but also assumes an ability to shape the future in a positive way. The Vision Statement, therefore, is optimistic; affirming and enhancing the best of our past and existing attributes and aspiring for those we now lack but hope to have.

7.1.2 We the People of Eatonville. We the people of Eatonville hereby set forth a vision statement and pledge our commitment to achieve a common vision for the future of the Eatonville Community. We the people of Eatonville have identified a set of central values that we as a Community hold in common:

- We believe that the essence of a prosperous and vibrant Community is found not in its structures but in the collective spirit of those who live and work within the Community. We hold that the built aspects of a community—its transportation network, utility system, buildings and other facilities—should not be considered as ends in themselves, but as means for enhancing the quality of life and enriching the human spirit.
- We respect the picturesque and natural setting of Eatonville and believe that any development along its ridges and valleys must achieve harmony between these natural and man-made environments.
- We believe that certain controls on the choices of individual action are appropriate to ensure that the community's best interests are realized.
- We believe that human activities should be considered as one component of a complex system of relationships among living things and their environment and that we have a responsibility to ourselves and to future generations to seek a mutually supportive balance within this system.

7.2 OUR VISION FOR EATONVILLE

7.2.1 Residential, Small-Town Community. Eatonville in 2022 ~~2032~~ is an inviting, self-sufficient small-town community in which to live, work, and play. ~~attractive, vibrant, and inviting small town self contained Community in which to live and work.~~ Eatonville has continued to embrace its natural amenities, such as its proximity to Mt. Rainier, its streams, and its forests. The town has become a basecamp for outdoor recreation in the area. The Community has maintained established a balance between residential development and commercial activities development. Our neighborhoods are safe, appeal to a diverse population, and maintain our quality of life, secure and stable, creating the foundation for our quality of life. They also have variety both in population and land use. People from all economic, age, and ethnic groups live here. Old and new residents continue to engage in civic discourse, creating a welcoming and generous spirit. New businesses have moved into our community, providing shopping and employment opportunities for our residents, both young and old. ~~Serving the tourist population, particularly during the summer, continues to be an important economic activity of the Community. The commercial core area has become a blend of successful gift shops, art galleries and restaurants, some of which combine first floor commerce with upper story residences and/or office spaces. The business areas are well-integrated, walkable, and serve residents as well as visitors.~~

~~The people in the Eatonville Community, in its commitment to representative self government and maintenance of its vision, come together as the Community of Eatonville. The Community of Eatonville has quickly gained prominence among communities in Pierce County and is widely known as a place where scenic beauty is harmonized with small-town urban development, and job creating activities. The towering panorama and grandeur of Mt. Rainier is and remains to be the symbolic~~ Eatonville's unique natural amenities and strong sense of community are the symbolic heart and soul of the Town. ~~“soul” and the “heart” of the Community.~~

7.2.2 Land Use and Development. Land use and development patterns have changed significantly over the years. Eatonville has completed a successful transition from a lumber-producing town to a self-contained self-sufficient community is in South Pierce County. The Town has achieved a balance among residential, commercial, mixed use, industrial, and open space land uses. Commercial developments that cater to residents as well as tourists continue to be built along Washington Avenue, Mashell Avenue, and Center Street. These developments enhance the Town's location as a basecamp for recreational activities and allow it to capitalize on its environmental amenities. ~~The land area that once supported the Eatonville Lumber Mill has been converted to a mixed use development, containing variety of residential, retail and service uses. The old Mill Pond and the slash burner form the center piece of a very popular park and recreation area. Tourist related developments such as hotels, motels, restaurants and other tourist related service facilities have been built along Washington Avenue and Center Street, capturing the view of Mount Rainier. The new tourist service related facilities have replaced some of~~

~~the existing single-family residential uses along Washington Avenue. Commercial development, serving the resident population, is concentrated along Center Street, east of Washington Avenue. Tourist-oriented service facilities have replaced some of the existing single-family residential uses along Washington Avenue. Commercial development serving the resident population is concentrated along Center Street, east of Washington Avenue. Residential development has retained its high-ground location, and new additions have accommodated growth while creating harmony with the surrounding environment. Additional commercial activity has located at specific nodes along the intersections of major roads and streets, such as Ohop Valley. Residential development has retained its high-ground location, capturing the views of Mount Rainier. Additional residential development has taken place in subdivisions ranging in size of a few homes to hundreds. Residential building lots that have remained vacant in developed areas are being built upon, capturing the investment in utility lines already existing in the ground. Walking and cycling are more enjoyable for residents and visitors alike.~~

7.2.3 Parks and Open Spaces. The health and well-being of Eatonville's residents, families, neighborhoods, and community as a whole have been enhanced by an integrated system of parks, open spaces, and recreational facilities. Public spaces offer a well-balanced range of recreational opportunities, enhancing both the built and natural environments, supporting plant and wildlife habitat, and enriching the lives of Eatonville's citizens. In the last two decades, the Town has improved and expanded its parks system. Eatonville in 2032 offers a variety of parks, open spaces, and recreational facilities that are attractive, fun, and accessible to all members of the community, many of whom come together regularly to improve and maintain their quality. The Town's recreational spaces appeal to a diverse range of people and serve as local hubs where individuals and groups gather, exercise, play, hold neighborhood and community events, connect with Eatonville's history, and appreciate the Town's natural amenities. Eatonville is fortunate to have a rich natural setting—including fresh air, clean water, beautiful landscapes and views, and local plant and wildlife—and its parks and open spaces have preserved these amenities, sharing them with residents and visitors alike. The Town has also utilized its parks system to provide educational opportunities about salmon lifecycle, habitat, and role in the local ecosystem, and these efforts have gained Eatonville local and regional prominence. Public spaces, namely parks, open space, pedestrian and bicycle trails, and recreation sites have increased significantly during the past twenty years. The new family park and skateboard facility south of Alder Street has expanded to include the land around the former Mill Pond and the slash burner. The Alder Street family park with its skateboard facility; the Mill Pond area and Smallwood Park south of Mashell River have turned into a major park and recreation area for the Community. Pedestrians and bicyclists along the many trails that connect the Tacoma-Seattle urban area with Mount Rainier stop at Eatonville for restaurant and other services, contributing to the economy of the Community. Open space has been set aside and parks and recreation facilities have tended to locate near or adjacent to wetland and riverbank sites. Appreciation and respect for Eatonville historic and archeological cultural resources are being prominently displayed at the Alder Street Park and have been woven into community policies and planning.

7.2.4 Transportation. Once reliant on the automobile, Eatonville is now a place where people of all ages and abilities get around safely and conveniently on foot or wheelchair, by bike, or by car. Destinations both in and outside of town are reachable via a well-connected network of sidewalks, bike routes, and multi-use trails. A consistent shuttle service connected with Pierce Transit is also available for those making trips outside of Eatonville. Safety for all users is a priority and the addition of well-marked crossings, universal design features, consistent wayfinding signs, traffic-calming measures, and educational programs have reduced the incidence of injury related to design to zero. Street trees, plantings, and sidewalk amenities have made the commercial core of Eatonville an exceptional place to stroll between parks, shops, and cafes, and the consistent network of sidewalks makes running errands on foot both easy and safe. The variety of transportation options has reduced traffic congestion and improved the long-term health and livelihood of Eatonville's residents.

~~North-south traffic movement through Eatonville from the Tacoma-Seattle urban area connecting with Mount Rainier National Park, that has been a problem for years, has improved significantly. State route 161 designation has switched from Mashell Avenue to Alder Cut-off Road. State Route 161 in Ohop Valley has been improved by providing truck climbing lanes in hilly areas. A traffic signal has been installed at the intersection of Washington Avenue and Center Street, making the intersection operate more efficiently and safely. Pedestrian crossings of Washington Avenue have been improved making school and pedestrian crossings more safe. Pierce Transit has extended bus service to Eatonville and in doing so has constructed a park and ride lot north of Town. Eatonville airport continues to be home to many local aircraft owners and fliers. Activity at the airport has increased moderately, particularly the use by U.S. Forest Service and sightseeing flights around Mount Rainier.~~

7.2.5 Utilities. The endless supply of fresh water that was taken for granted many years ago no longer exists. The Town has been able to meet the growing demand for fresh water through a combination of increasing its supply by drilling new wells, constructing additional storage facilities, and curtailing its use by conservation measures. The wastewater collection system has been expanded to provide services to newly developed areas. Most of the septic systems in the outlying areas been eliminated by connecting to the municipal sewer system or by modernizing their operations through technological advances. Stormwater run-off is being improved by a combination of enlarging existing collection systems and building additional retention ponds. The electric power system is undergoing continual renewal and blackouts have become a rare phenomenon.

7.2.6 Education. Eatonville School District, with the financial support of the residents in the Community, has built a modern state-of-the-art high school. The new high school is also equipped with a sizable auditorium, which is used by residents for community events and gathering purposes. The School District continues to provide quality education and its list of prominent graduates is ever increasing.

7.2.7 Public Safety. Crime that periodically raises its ugly head in all communities has subsided considerably in the Eatonville Community as a result of crime

prevention education and increased police presence. Further, the Community has matured; neighbors know their neighbors, and neighborhood crime watch programs have caught on. Fire service has also improved. Fire and emergency medical response time has decreased considerably due to staffing them with full-time fire and emergency medical service personnel. As a result of improved fire services, the fire insurance rates have decreased significantly. Fire and police safety seminars are being conducted throughout the community on a regular basis.

7.2.8 Economic Development. In 2032, Eatonville has become known for its nearby parks, recreational opportunities, and leadership on salmon restoration activities, drawing visitors to these attractions and providing a boost to local businesses. Marketing partnerships between the Town, the National Park Service, and neighboring communities have increased the number of Mt. Rainier visitors who stop in the Town before or after a trip to the state park. The central business district is the retail focal point of the greater Eatonville community, and a combination of new shops and successful marketing campaigns have increased residents' local purchases. Many diverse businesses now operate in Eatonville, meeting the residents' needs and appealing to visitors, too.

~~The economy of Eatonville Community has increased considerably over the years. Tourists demand for hotel and motel space has created additional jobs. High-tech industry, particularly light manufacturing, has discovered Eatonville. Small plants and operations have located throughout the Eatonville Community, providing year-round family-wage jobs. The additional population, jobs in the hotel industry, high-tech, and light manufacturing, all has created additional jobs in the service industry, such as restaurants, convenience and specialty stores, personal services operations, and services to businesses and residences.~~

7.2.9 Town Center, Central Business District. The Town should put together a Town Center Action Plan that provides a clear vision and direction for the revitalization and development of the Town Center area encompassing Mashell and Washington Avenues from Lynch Street to the Mashell River Bridge. The Action Plan should contain specific tools for attracting and maintaining economic growth and high quality of life for the Town of Eatonville. This includes identifying ways to increase business and tourism, a plan for Town Center revitalization, and historic preservation. In addition, a pedestrian-oriented traffic circulation and parking plan should be prepared and implemented to provides access to retail and service outlets and at the same time allow unimpeded travel along Washington Avenue to accommodate the Mt. Rainier tourist travel demand. It is about time that public bus service is extended to Eatonville.

7.2.10 Housing. Eatonville's residential areas are safe and inviting for people of all ages, abilities, incomes, and ethnicities. A small-town feel is maintained in the residential urban form while diverse, good-quality housing types can be found throughout the Town, including single-family and multifamily homes. Residential development has been balanced by commercial development, and new residential construction takes place in areas within the Town, preserving the surrounding natural environment. Eatonville offers sufficient housing for all and has maintained affordability by matching supply with demand and pursuing affordable housing programs. Low-income households are also able to find amenable housing options within the Community (HOW?). Residential

development has been balanced with the natural environment and many houses have embraced green technologies—such as solar panels for electricity production and rain gardens for storm water management—highlighting Eatonville’s harmonious relationship with nature.